

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
AUGUST 3, 1960

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 o'clock p.m. of Wednesday, August 3, 1960. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Glaves, Administrative Assistant Carlton, City Attorney Mullen and Planning Director Rodgers.

MINUTES            The minutes of July 20, 1960 were approved as written and mailed on motion of Councilman Katzakian, Brown second.

PLANNING COMMISSION

BAKERIES IN  
C-1 ZONE

RES. NO. 2346  
ADOPTED

City Manager Graves read the report from the Planning Commission recommending that the list of authorized uses in the C-1 neighborhood commercial zone be amended to allow retail bakeries to make deliveries to other retail outlets or directly to consumers if the volume of such business does not exceed that of the normal retail operations on the premises. This would be a change similar to that adopted for milk drive-ins and the Commission feels that the limitation placed on this type of business is adequate to keep the size of the store to the level of a neighborhood shopping center. The Council discussed the problem of enforcing such a regulation and the wisdom of permitting the wholesale function in a C-1 zone. Councilman Mitchell, Brown second, moved that Resolution No. 2346 be adopted amending Section F of the Zoning Ordinance to allow retail bakeries, provided that the value of the products sold off the premises does not exceed the value of the products sold on the premises. Motion carried by the following vote:

AYES: Councilmen - Brown, Mitchell and Ullmann

NOES: Councilmen - Katzakian and Culbertson

FINAL MAP  
GLENHURST  
PLACE NO. 1

The final map of the Glenhurst Place Unit No. 1 subdivision was presented for approval, the required bond having been posted and a Subdivision Improvement Agreement having been signed by one of the property owners. However, the Agreement stated that it was signed under protest regarding improvement of Ham Lane at the property owners' expense. The subdivision is designed with reverse frontage lots along Ham Lane, but members of the Council expressed the opinion that the subdivider would still have to pay costs of improving Ham Lane as required by the Subdivision Ordinance. The City Attorney stated that it should be of record, either on the map or on a separate document, that there was no right of access to the lots along Ham Lane. The Council also felt that the map should not be

accepted because of the protest in the Agreement. Councilman Mitchell, Ullmann second, moved that a decision on the map be postponed until the questions regarding Ham Lane were resolved. Motion carried.

## COMMUNICATIONS

WINE GUILD ADDITION Notice from the San Joaquin County Planning Commission of the hearing before that body on the application of Wine Growers' Guild for a use permit to construct an addition to the winery on the southeast corner of Filbert and Myrtle Streets northeast of Lodi.

## REPORTS OF THE CITY MANAGER

CLAIMS Claims amounting to \$136,422.64 were approved on motion of Councilman Brown, Katzakian second.

TURNER ROAD RESURFACING City Manager Graves presented the plans for the resurfacing of Turner Road from Loma Drive to a point east of Church Street. Councilman Katzakian moved that the project be authorized and the plans be submitted to the State for approval. Motion was seconded by Councilman Mitchell and carried unanimously.

SPECS CONCRETE PIPE Specifications for various sizes of concrete pipe were approved and call for bids authorized on motion of Councilman Katzakian, Brown second.

CARDINAL-RIBIER STREET LIGHTS RES. NO. 2347 ADOPTED The Council adopted Resolution No. 2347 approving the assessment diagram for the Cardinal-Ribier Street Lighting District on motion of Councilman Katzakian, Mitchell second.

AUDIT CONTRACT The City Manager submitted a proposed agreement with McCandless and Soderbery for audit of the City's records for the fiscal years 1959-60, 1960-61 and 1961-62. He stated the three-year contract would be advantageous because the cost would be lower (\$1050 per year) and the auditors would be able to go over the records during the year rather than only at one time. On motion of Councilman Mitchell, Katzakian second, the Council approved the audit agreement with McCandless and Soderbery and authorized the Mayor to sign.

NO PARKING ZONE ON LEE AT PINE RES. NO. 2348 ADOPTED The City Manager presented a recommendation from the Engineering Department that a no parking zone be established on the east side of Lee Avenue for the first 20 feet north of Pine Street in order to improve traffic conditions at that corner. On motion of Councilman Katzakian, Mitchell second, the Council adopted Resolution No. 2348 eliminating one parking stall and establishing a no parking zone on the east side of Lee Avenue for the first 20 feet north of Pine Street.

DRIVEWAY TOKAY MOTORS A request from Tokay Motors, northeast corner of Pine and Stockton Streets, to widen an existing driveway on Stockton Street to 42 feet. The Assistant City Engineer recommended that the request be granted. On motion of Councilman Brown, Katzakian second, the Council granted permission for installation of a 42-foot driveway on Stockton Street by Tokay Motors.

PINE BOX  
OUTSIDE  
SERVICE

In the matter of the Pine Box Realty Company request (which was held over from the meeting of July 20) for temporary water, sewer and drainage connections and agreeing to annexation to the City, the Planning Director reported that he had gotten in touch with Mr. F.W. Reynolds, owner of the property adjacent to the Pine Box property, and that he was willing to have his property annexed to the City at this time. Mr. Rodgers also stated that Pine Box would dedicate and improve right of way along Lockeford Street when required. Mr. Smart, representing the Company, stated that the proposed warehouse would be set back sufficiently to allow for the Lockeford Street improvement. Councilman Katzakian moved that the request for utility connections be granted in accordance with the terms set forth in the Company's letter. Motion was seconded by Councilman Brown and carried unanimously.

CIVIC CENTER  
SITE

The City Manager recommended that the City proceed with acquisition of four parcels of land on the south side of Elm Street within the area designated for the Civic Center, that is, the lots belonging to A.R. Putnam, Mrs. Angelo Dickoff, the F. Rich estate and the A. Krumb estate. He also recommended that an appraiser be obtained to evaluate the property. Councilman Katzakian, Brown second, moved that an appraiser be hired and that acquisition of the above mentioned lots be started. Motion carried unanimously. Councilman Brown moved that Craig Hubbard be hired to do the appraising. Motion was seconded by Councilman Ullmann. Councilman Katzakian stated he would like some indication of the appraiser's fee and also said that a time limit should be specified so as to get the appraisal completed as soon as possible. Motion carried unanimously.

## ORDINANCES

HARRISON  
ADDITION  
ANNEXATIONORD. NO. 680  
ADOPTED

ORDINANCE NO. 680, entitled "AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN UNINHABITED TERRITORY, DESIGNATED 'HARRISON ADDITION' TO THE CITY OF LODI", having been introduced at the regular meeting of July 20, 1960, was brought up for passage on motion of Councilman Brown, Mitchell second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - Brown, Katzakian, Mitchell, Ullmann and Culbertson

NOES: Councilmen - None

ABSENT: Councilmen - None

## BUS FRANCHISE

ORDINANCE NO. 681, entitled "GRANTING TO ANDREW MEHRER, DOING BUSINESS AS LODI TRANSIT SYSTEM, A FRANCHISE TO CONDUCT, MAINTAIN AND OPERATE ON REGULAR SCHEDULES, INTRA-MUNICIPAL MOTOR BUS LINES FOR THE TRANSPORTATION OF PASSENGERS

ORD. NO. 681  
ADOPTED


AND THEIR HAND BAGGAGE FOR HIRE, WHOLLY WITHIN THE CITY OF LODI, CALIFORNIA", having been introduced at the regular meeting of July 20, 1960, was brought up for passage on motion of Councilman Katzakian, Brown second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - Brown, Katzakian, Mitchell, Ullmann and Culbertson

NOES: Councilmen - None

ABSENT: Councilmen - None

The Council then adjourned on motion of Councilman Katzakian, Mitchell second.

ATTEST:   
BEATRICE GARIBALDI  
City Clerk